



City of Chicago



O2015-8029

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/18/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2245-2249 N Rockwell St - App No. 18569T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18569 T1
INTRO DATE:
NOV. 18, 2015

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-I in area bound by

North Rockwell Street, a line 276.84 feet north of and parallel to west Lyndale Street, the public alley next east of and parallel to north Rockwell Street, a line 160.40 feet north of and parallel to west Lyndale Street

to those of a RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2245- 2249 N Rockwell Street

NARRATIVE-2245-2249 N Rockwell Street

RS3 to RT3.5

In order to allow for the construction of a townhouse development consisting of two, four-unit residential dwelling unit townhouse buildings with 4 parking spaces each, and 2, three-unit residential dwelling unit townhouse buildings with 3 parking spaces each, for a total of 14 residential dwelling units townhouse buildings with 14 parking spaces. The front buildings will be two stories and 34' – 10" in height each and the rear buildings will be three stories and height of 35' - 0" each.

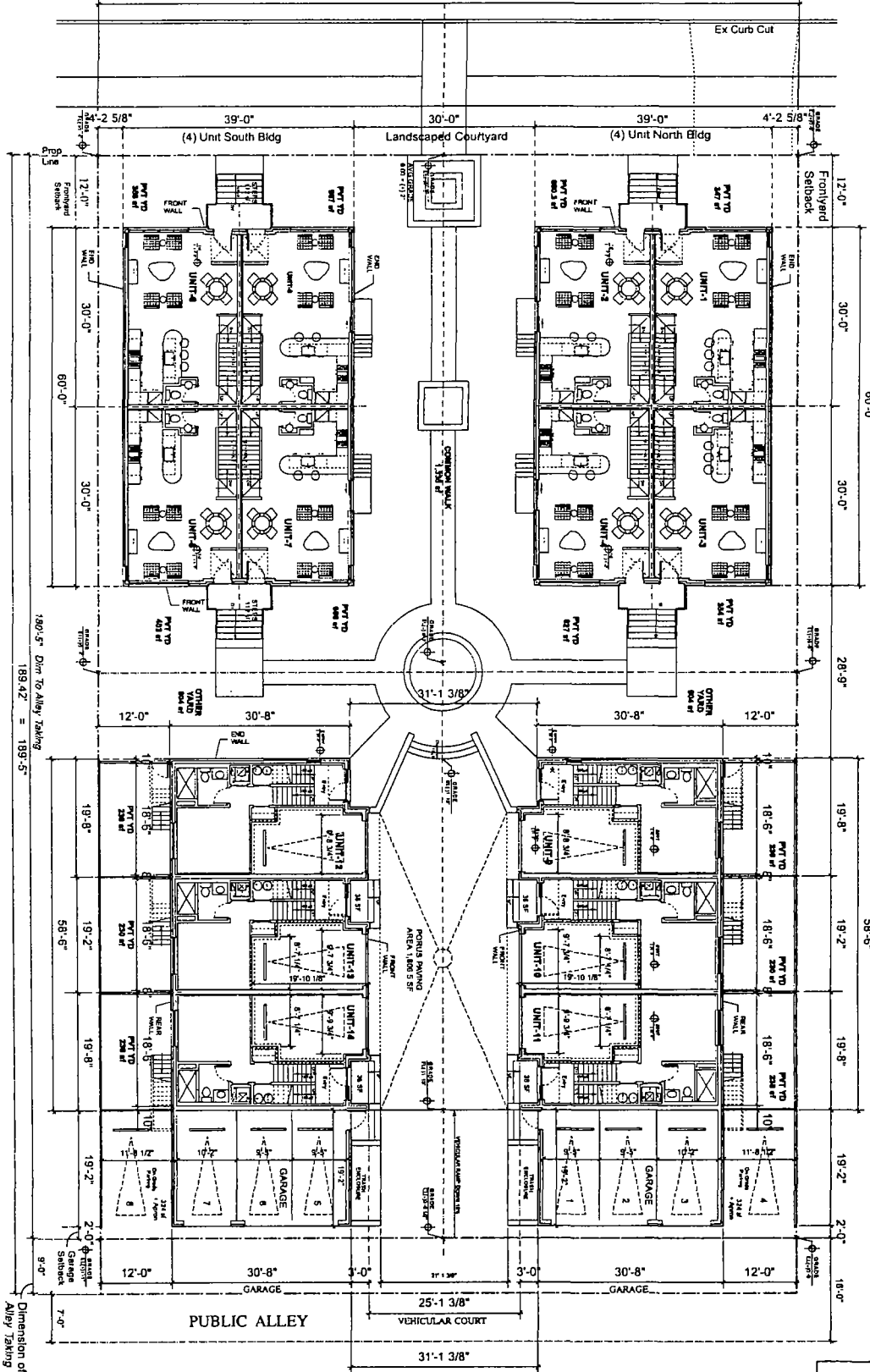
	RT3.5
FAR	1.00
Lot Area	22,043 sq. ft.
Lot Area per dwelling unit	1,499 s.f.
Building Area	22,036 sq. ft.
No. of Units	14
Front Bldgs Height	34' – 10" each
Rear Bldgs Height	35' - 0" each
Side setback to North end wall	4' – 2 5/8"*
Side setback to South end wall	4' – 2 5/8"*
East side setback	2' – 0"
West side setback	12' - 0"
Setback between buildings	28' – 9"*
Parking	14 Parking spaces total
Open Space Total	8, 727 sq. ft.

*Will seek variations for setbacks and other requirements that do not comply with the zoning code.

FINAL FOR PUBLICATION

N. ROCKWELL STREET

116'-5 3/8" SITE DIM



FINAL FOR PUBLICATION

Paved Vehicular Areas
 PAVING VEHICULAR DRIVE 1,806.5 sf
 UNCOVERED PARKING AND APRON 648 sf

OPEN SPACE SUMMARY
 PRIVATE LANDSCAPED YARDS 4,188 sf
 PRIVATE LANDSCAPED YARDS (from Buildings) 1,404 sf
 OTHER LANDSCAPED YARDS 1,208 sf
 PAVED UNIT ENTRIES AND STEPS 592 sf
 COMMON PAVED WALKWAYS 1,335 sf
 TOTAL Open Space 8,727 sf

1 SITE PLAN
 SCALE 1/8" = 1'-0"

SP.1

Sheet Number

NO.	DATE	DESCRIPTION
1	8-21-18	ISSUED FOR PERMITS
2	11-13-18	REV

PROJECT NUMBER: 15-58

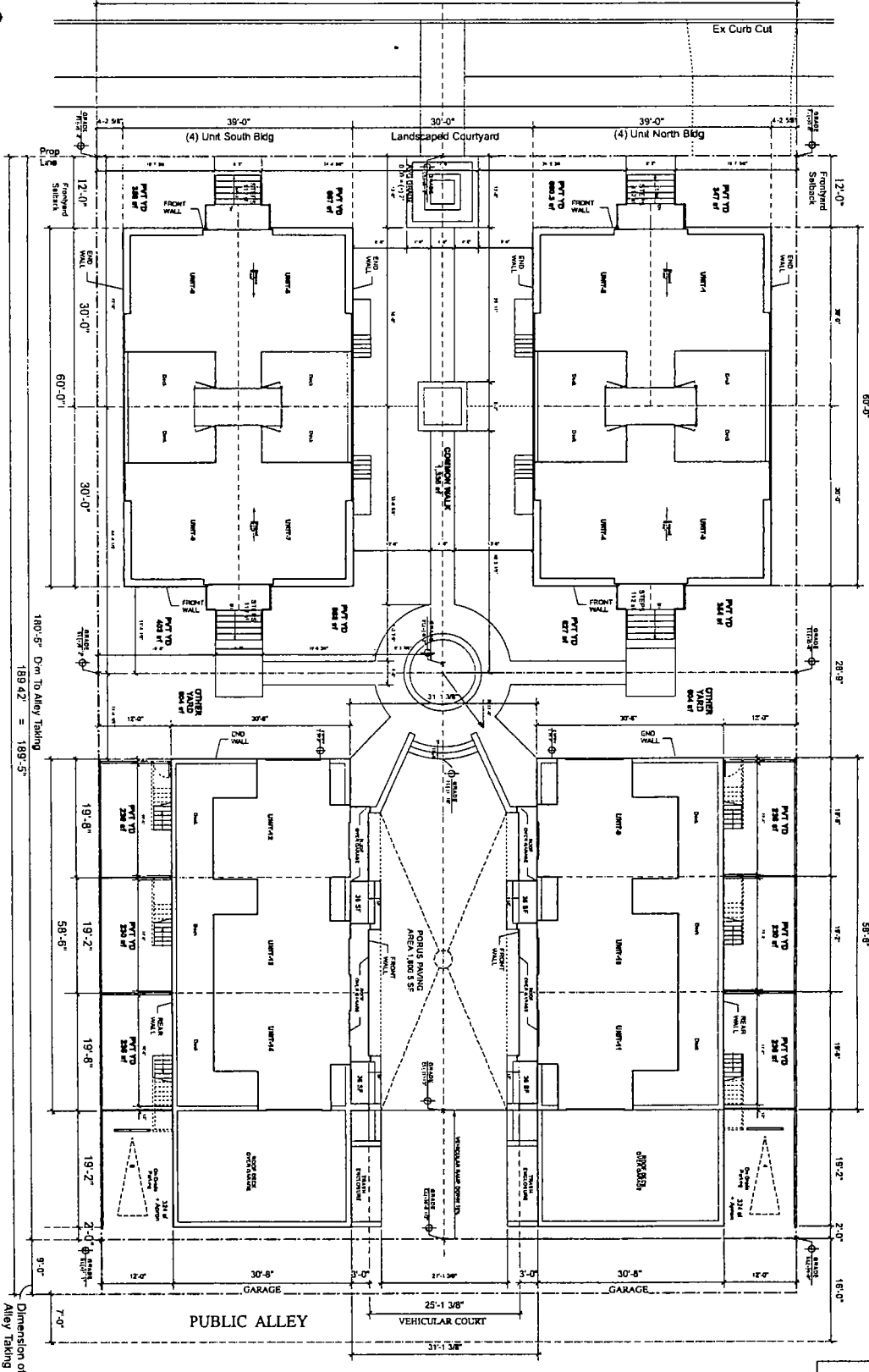
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 3320 NORTH RAVENSWOOD AVE.
 CHICAGO, ILLINOIS 60657
 ph 773-261-1876 stoneberggross@stbcglobal.net

2245-49 North Rockwell Ave
 New Construction - 14 Townhomes
 CHICAGO, Ill

APPROVAL FOR PUBLICATION

N. ROCKWELL STREET

116'-5 3/8" SITE DIM



Paved Vehicular Areas
 PAVING VEHICULAR DRIVE 1,808.5 sf
 UNCOVERED PARKING AND APRON 648 sf

OPEN SPACE SUMMARY
 PRIVATE LANDSCAPED YARDS 4,188 sf
 PRIVATE LANDSCAPED YARDS 1,404 sf
 OTHER LANDSCAPED YARDS (rear buildings) 1,208 sf
 PAVED UNIT ENTRIES AND STEPS 592 sf
 COMMON PAVED WALKWAYS 1,335 sf
 TOTAL Open Space 8,727 sf

1 SITE PLAN - ROOF VIEW



SP.2

Site Plan
 SHEET NUMBER



RECORD	
NO	DATE
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2	
3	
4	
5	

PROJECT NUMBER: 15-58

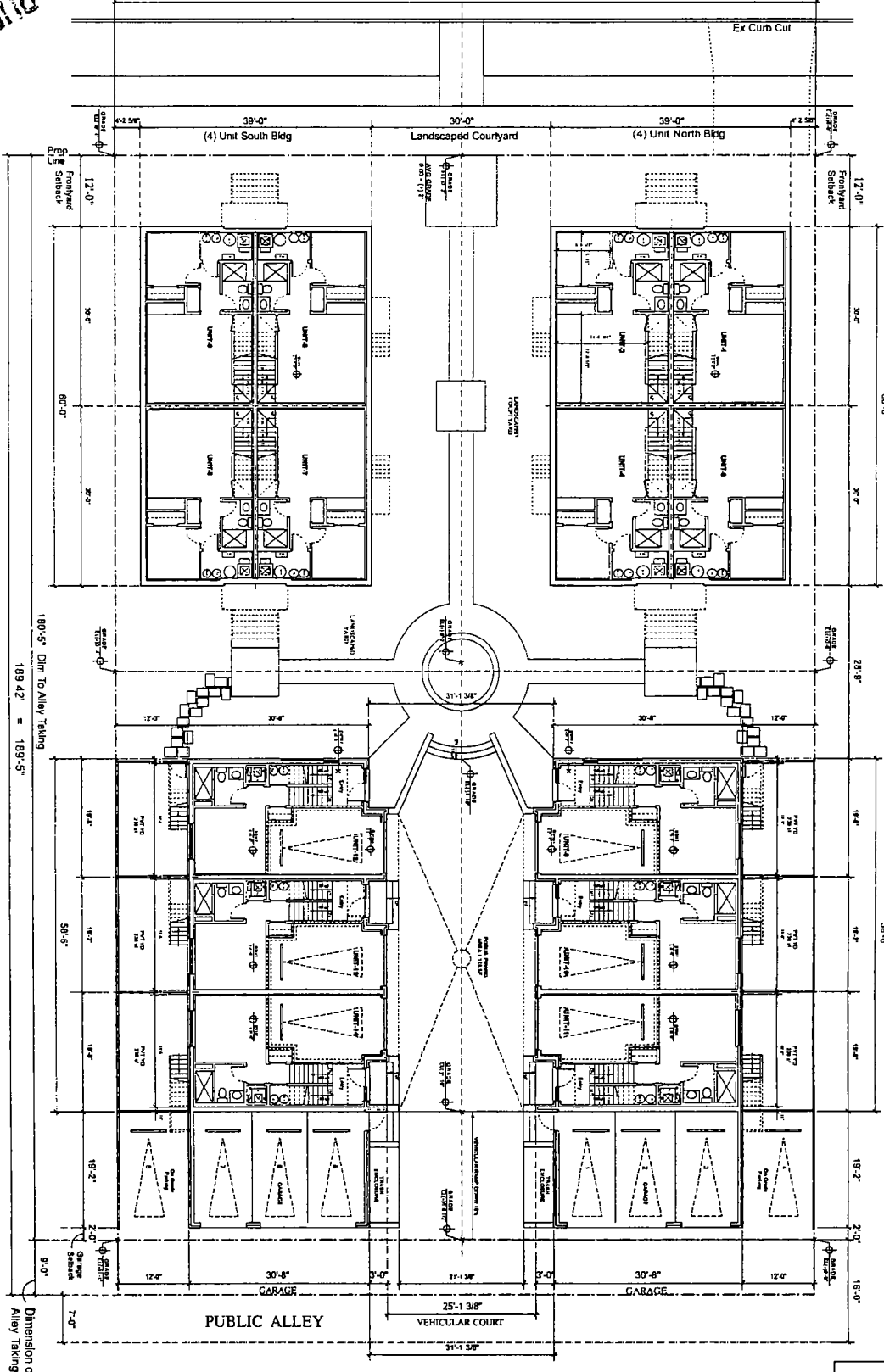
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N. ROCKWELL STREET

116'-5 3/8" SITE DIM



FRONT BLDGS		REAR BLDGS	
B	2,340	B-G	1699 (3-28)
1	2,340	1	1748 (17-5)
2	1,584	2	1748 (17-5)
3	1,584	3	1748 (17-5)
T FAR	6,158	4 FAR	1128 (3-17)
FAR/100	139.5	F FAR/100	4.86
T Gross/100	2,124.5	T Gross/100	2,128.5

4,880
4,880
6,158
6,158
22,036 sf FAR
Lot Area Per Survey = 22,043 sf
FAR 1.0

Basement Plan
First Flr Plan
Front Bldgs
Rear Bldgs

180'-5" Dim To Alley Taking
189'-4" = 189'-5"

Dimension of Alley Taking

A1.1

Basement First Flr



SCALE	RECORD
1/8" = 1'-0"	NO. DATE DESCRIPTION
	11-15-11 RB
	REV PERMIT
	REV

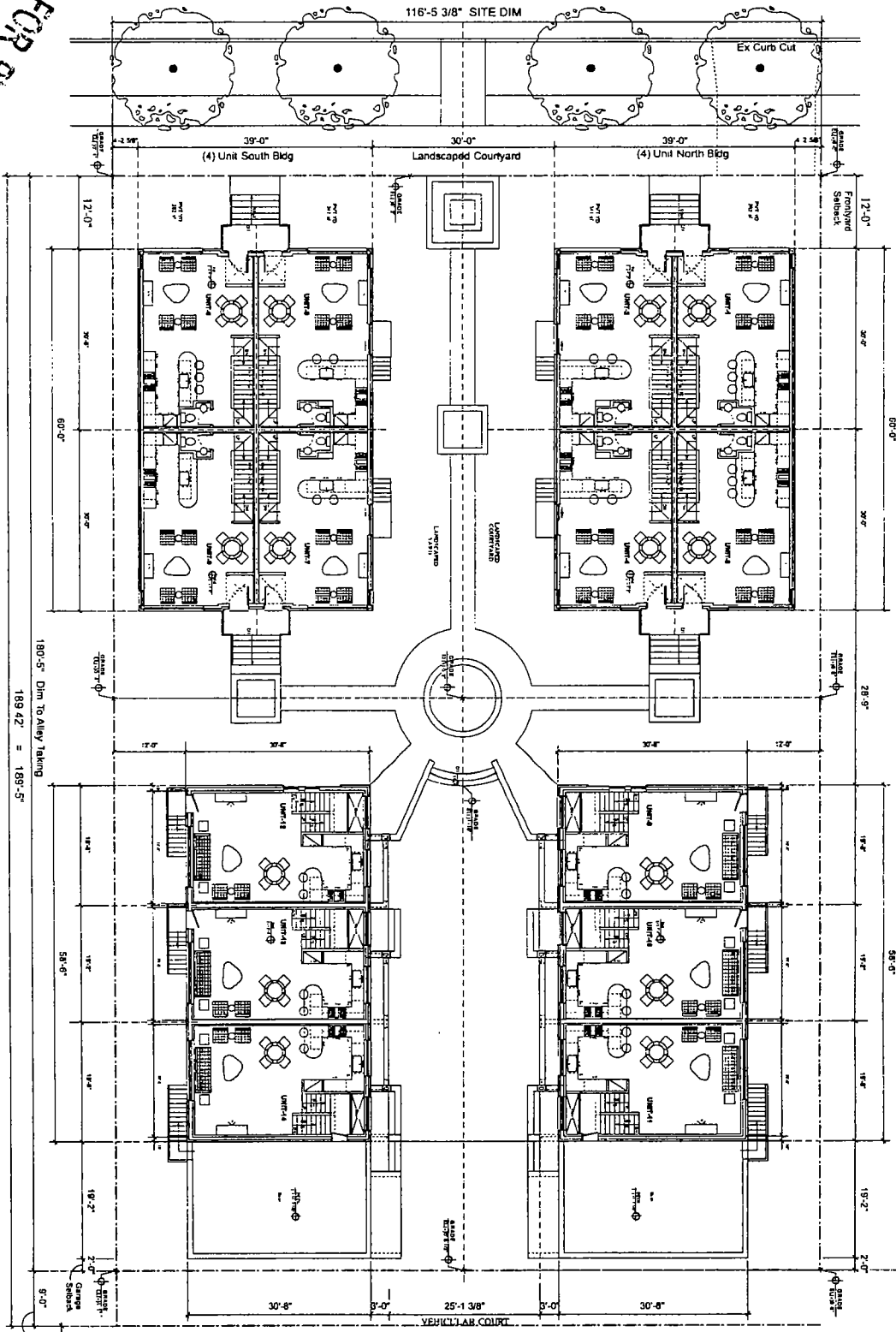
PROJECT NUMBER: 15-58
LIC EXPIRES 11/20/2014

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N. ROCKWELL STREET



180'-5" Dim to Alley Taking
189'-4 1/2" = 189'-5"

1 First Fir Plan - Front Bldgs
1 Second Fir Plan - Rear Bldgs
SCALE: 1/8" = 1'-0"

Dimension of Alley Taking

PUBLIC ALLEY

VEHICULAR COURT

A1.2

First Fir
Second Fir



NO	DATE	DESCRIPTION
11	12 18	62
12		REV PERMIT
13		REV

SCALE: 1/8" = 1'-0"
 DRAWN BY: JH
 PROJECT NUMBER: 15-58

OWNER: CHICAGO TRUST CO. 1100 N. LA SALLE ST. CHICAGO, ILL. 60610
 ARCHITECT: STONEBERG + GROSS ARCHITECTS, 3320 NORTH RAVENSWOOD AVE. CHICAGO, ILLINOIS 60657
 LIC. EXP. 11/20/2016

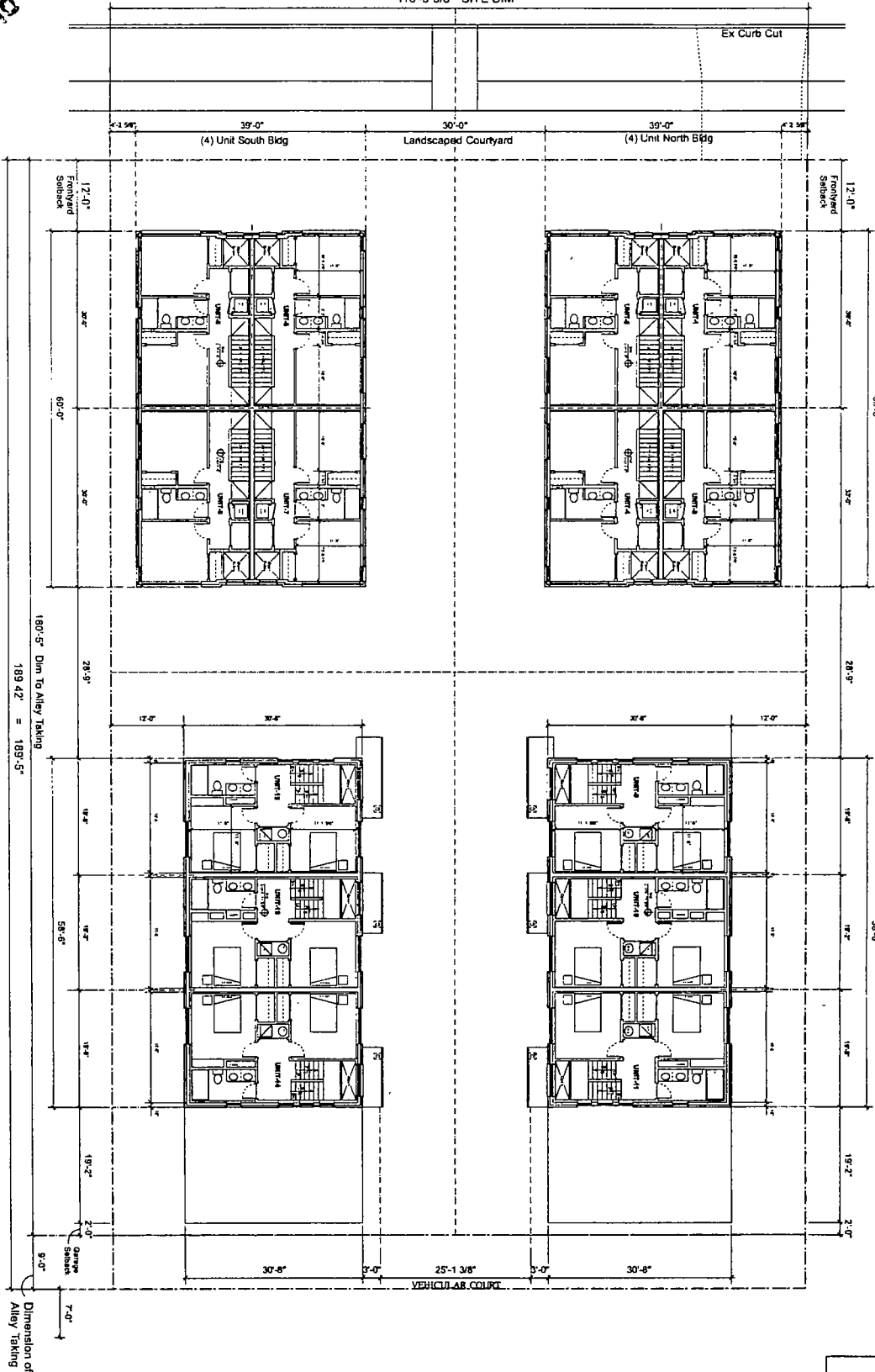
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N. ROCKWELL STREET

116'-5 3/8" SITE DIM



1 Second Fir Plan - Front Bldgs
Third Fir Plan - Rear Bldgs

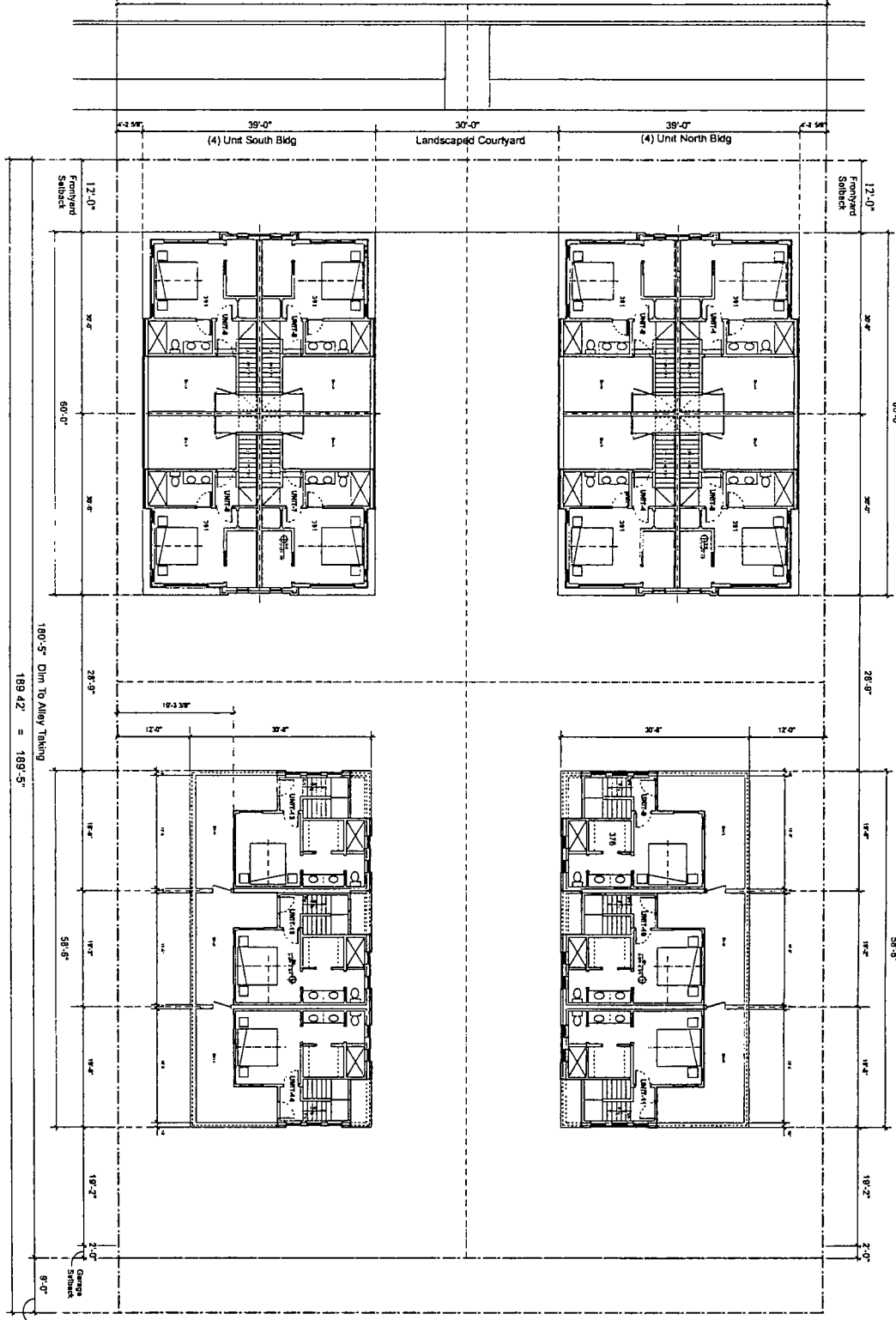


<p>A1.3</p> <p>Second Fir Third Fir</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT NUMBER: 15-58</p>	<p>RECORD</p> <table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11.12.13</td> <td>ISS</td> </tr> <tr> <td>2</td> <td></td> <td>REV</td> </tr> </tbody> </table>	NO	DATE	DESCRIPTION	1	11.12.13	ISS	2		REV	<p>STONEBERG + GROSS ARCHITECTS</p> <p>3320 NORTH RAVENSWOOD AVE. CHICAGO, ILLINOIS 60657 PH. 773-281-1878 stoneberggross@bcgglobal.net</p>	<p>2245-49 North Rockwell Ave New Construction - 14 Townhomes CHICAGO, ILL</p>
	NO	DATE	DESCRIPTION									
	1	11.12.13	ISS									
2		REV										
<p>SEAL</p> <p>ARCHITECT</p> <p>15-58</p>	<p>UNIVERSITY CITY HAS THE BEST OF BOTH WORLDS: AFFORDABLE HOUSING AND COMMUNITY. STONEBERG + GROSS ARCHITECTS IS AN AFFILIATE OF UNIVERSITY CITY. ALL RIGHTS RESERVED TO UNIVERSITY CITY. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UNIVERSITY CITY.</p> <p>UC EXP/RES 11/08/2018</p>											
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N. ROCKWELL STREET

116'-5 3/8" SITE DIM



180'-5" Dim To Alley Taking
189'-42" = 189'-5"

Dimension of Alley Taking

Third Fir Plan
Fourth Fir Plan
Front Bldgs
Rear Bldgs



A1.4

Third Fir
Fourth Fir



SCALE
1/4" = 1'-0"

NO	DATE	DESCRIPTION
1	11-13-15	RD
2		RE PERMIT
3		REV

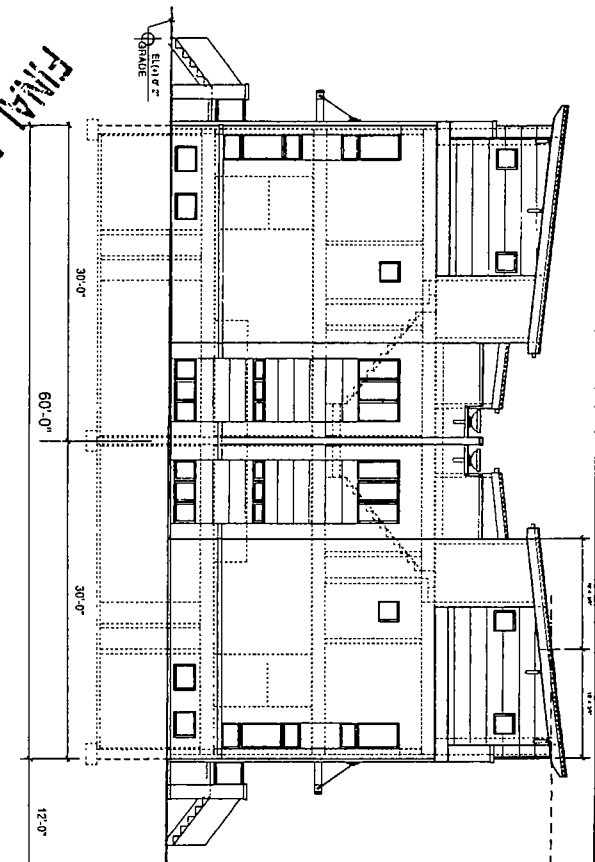
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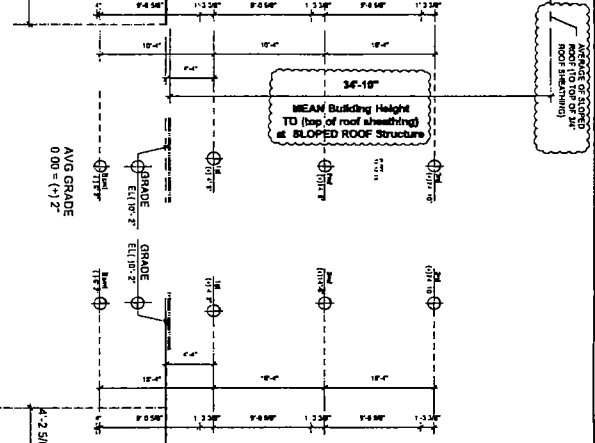
PROJECT NUMBER
15-58

LC EXPIRES 11/20/2016

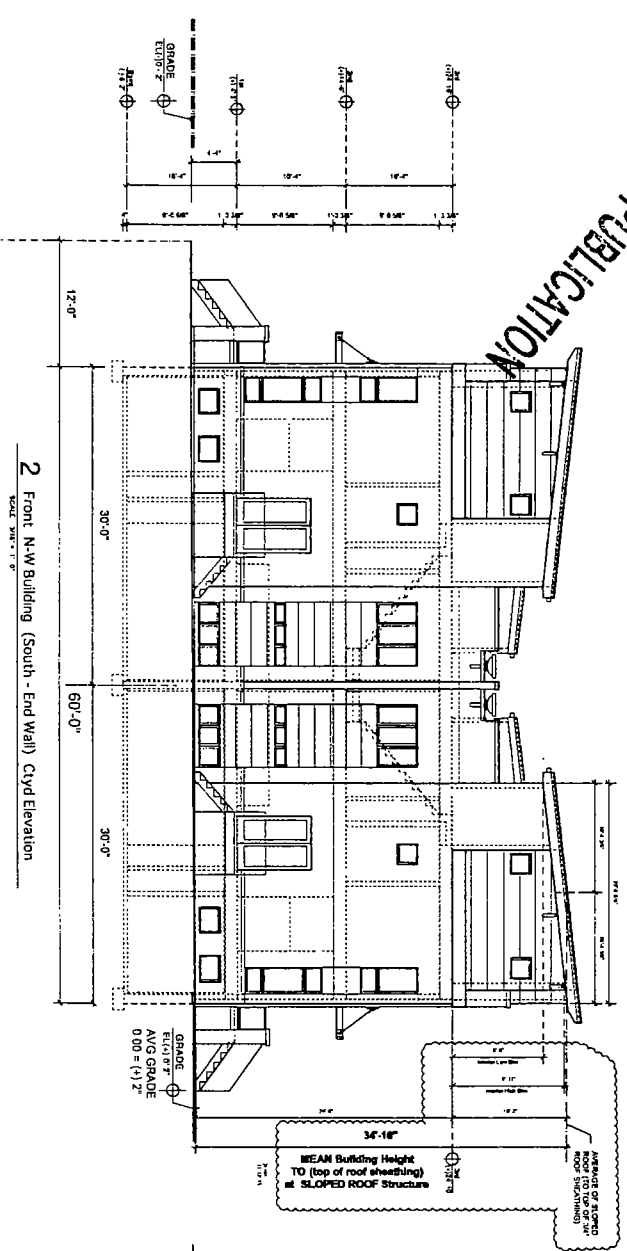
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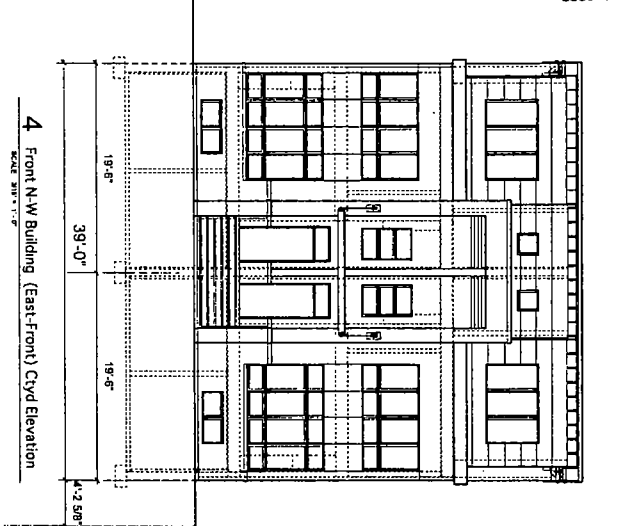
1 Front N-W Building (North-End Wall) Elevation
SCALE 3/8" = 1'-0"



2 Front N-W Building (West-Front) Rockwell Elevation
SCALE 3/8" = 1'-0"



2 Front N-W Building (South-End Wall) Cloyd Elevation
SCALE 3/8" = 1'-0"



4 Front N-W Building (East-Front) Cloyd Elevation
SCALE 3/8" = 1'-0"

A2.1
Elevations
Front N-W
Bldg

SCALE 3/8" = 1'-0"

NO	DATE	DESCRIPTION
1	11.13.15	REV

PROJECT NUMBER
15-58

DRAWN BY
DATE

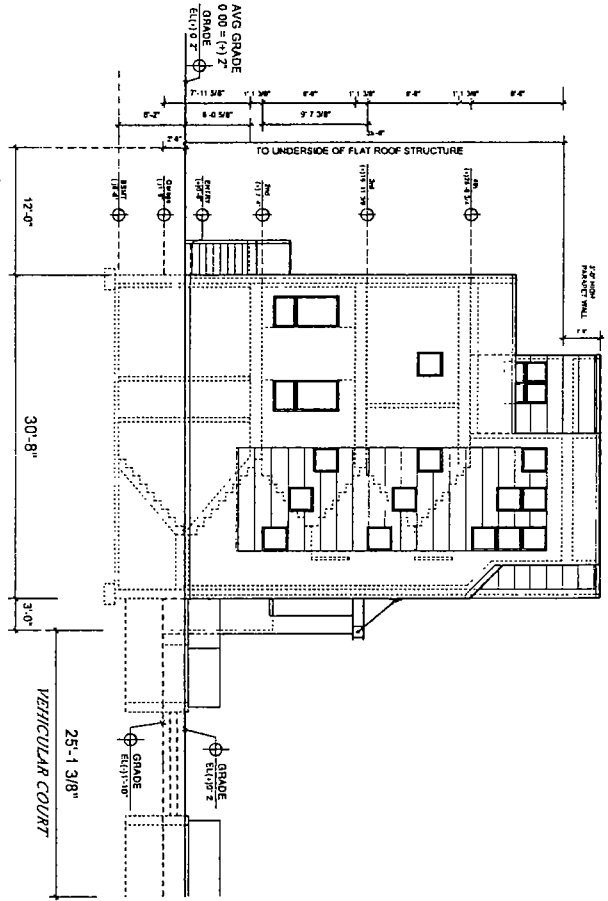
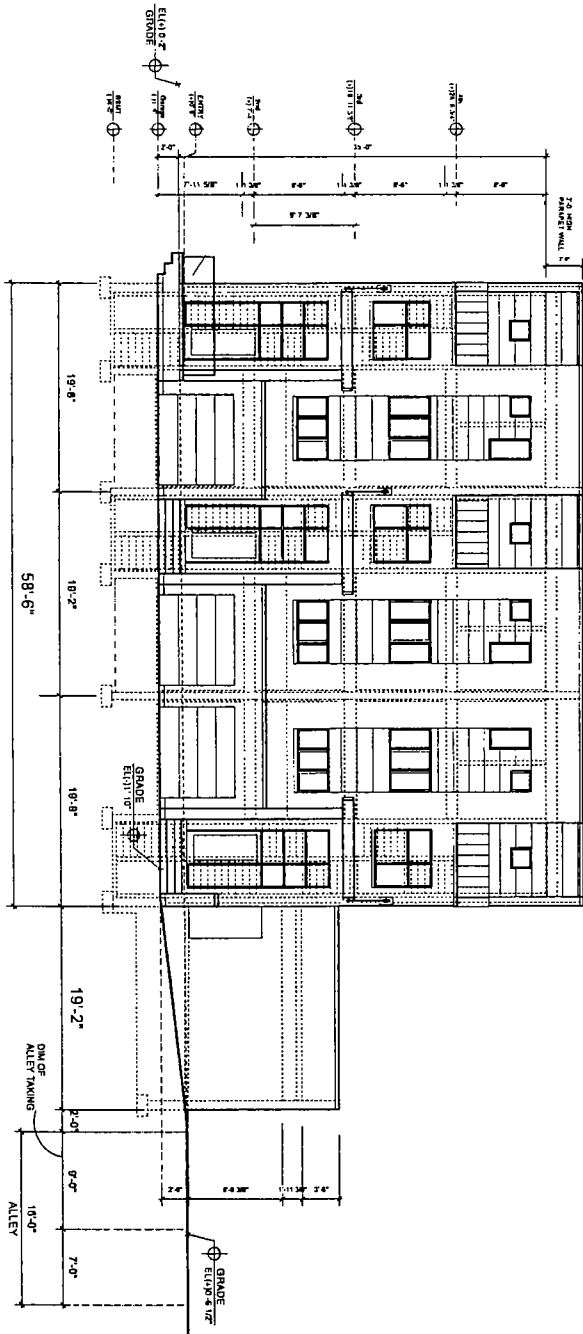
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CHICAGO, Ill

SCALE 3/8" = 1'-0"

MEAN Building Height TO top of roof sheathing at SLOPED ROOF Structure
34'-10"

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A2.2

Elevations
Rear N-E
Bldg

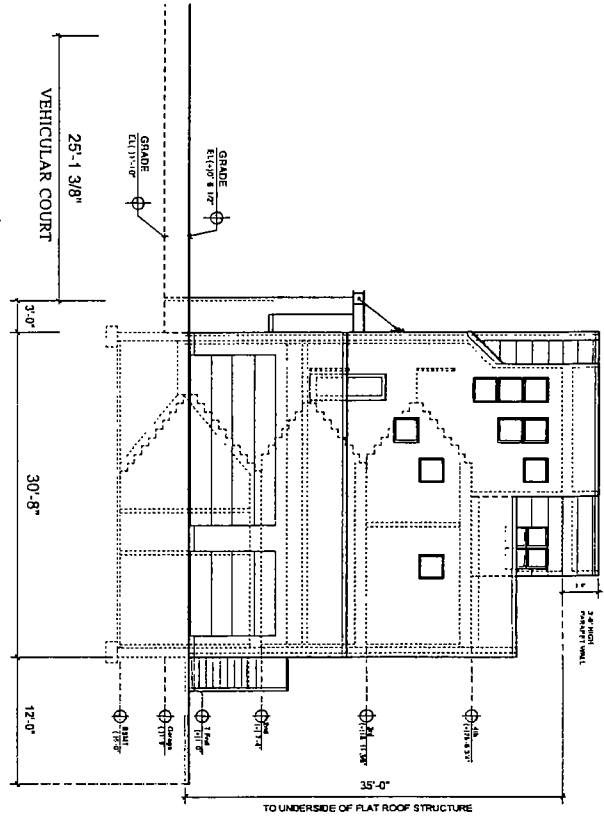


SCALE	3/8" = 1'-0"
DRAWN BY	JB
PROJECT NUMBER	15-5B
DATE	11-15-18
NO. OF SHEETS	15
NO. PRESENT	15

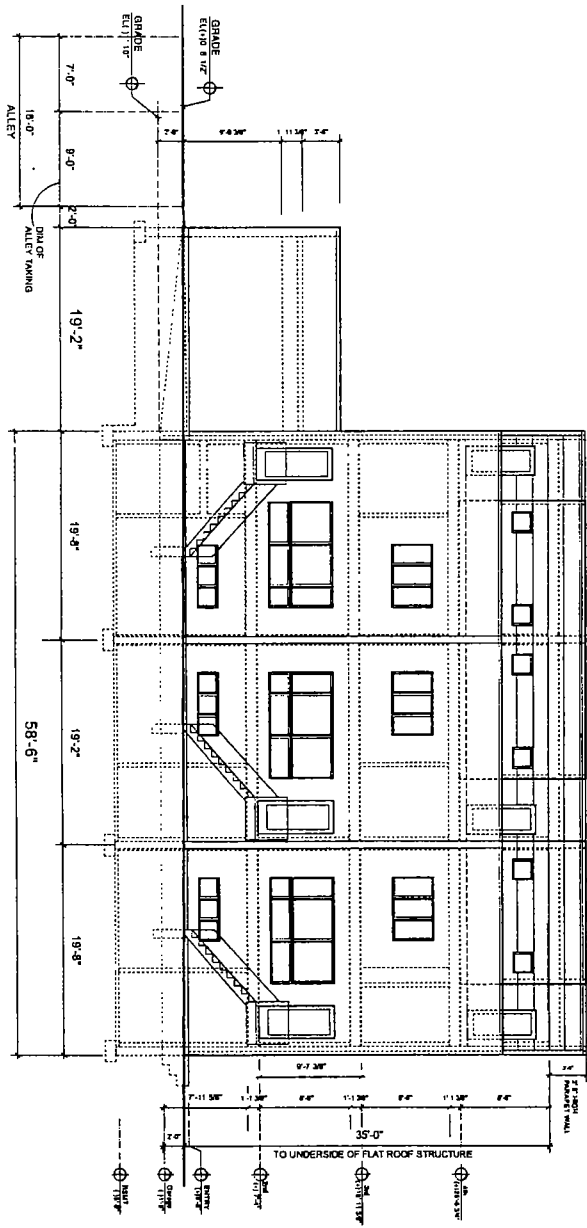
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1 Rear N-E Building (East-End Wall) Alley Elevation
SCALE: 1/8" = 1'-0"



2 Rear N-E Building (North-Rear) Elevation
SCALE: 1/8" = 1'-0"

A2.3
SHEET NUMBER

Elevations
Rear N-E
Bldg



SCALE: ARCH. 1/8" = 1'-0"
DRAWN BY: JZ
PROJECT NUMBER: 15-58

RECORD			
NO.	DATE	DESCRIPTION	BY
1	11-13-10		

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